

**MINUTES**  
**SAN DIEGO COUNTY PLANNING COMMISSION**  
**Regular Meeting – September 8, 2006**  
**DPLU Hearing Room, 9:00 a.m.**

The meeting convened at 9:03 a.m. and adjourned at 9:37 a.m.

**A. ROLL CALL**

**Commissioners Present:** Beck, Brooks, Kreitzer, Riess, Woods

**Commissioners Absent:** Day, Miller

**Advisors Present:** Mehnert (OCC); Sinsay (DPW)

**Staff Present:** Covic, Farace, Gibson, Turner, Jones  
(recording secretary)

**B. Statement of Planning Commission's Proceedings, Approval of Minutes  
for the Meeting of August 25, 2006**

**Action:** Riess - Beck

Approve the Minutes of August 25, 2006.

Ayes: 5 - Beck, Brooks, Kreitzer, Riess, Woods  
Noes: 0 - None  
Abstain: 0 - None  
Absent: 2 - Day, Miller

**C. Public Communication:** Opportunity for members of the public to speak to the Commission on any subject matter within the Commission's jurisdiction but not an item on today's Agenda.

There were none.

**D. Formation of Consent Calendar: Item 1**

**P89-033W<sup>1</sup>, Agenda Item 1:**

**1. M.J. Baxter Drilling Company, Major Use Permit Modification P89-033W<sup>1</sup>, Lakeside Community Plan Area**

Proposed Modification of an existing Major Use Permit (P89-033) for explosives storage and extraction of aggregate resources. The Modification would allow continued explosives storage for another five years pursuant to Section 6904 of the Zoning Ordinance. The Major Use Permit Modification would also modify the Major Use Permit boundary to exclude areas that have been previously mined and have since been reclaimed in conformance with an approved Reclamation Plan (RP 93-001) into building pads (Pads 2, 3, 4 and 5). Future development of the building pads would require Site Plan review pursuant to the "B" Special Area Regulation Designator. The project site is located east of State Route 67 at 12485 Highway 67.

**Staff Presentation:** Maxson

**Proponents:** 3; **Opponents:** 0

This Item is approved on consent following clarification that a Site Plan is being processed to allow the location of an administrative office and an accessory structure for the mining operation and explosives storage on the property. Staff assures the Planning Commission that any additional development will require additional Permits.

**Action:** Riess – Kreitzer

Grant Major Use Permit Modification P89-033W<sup>1</sup>, which makes the appropriate Findings and includes those requirements and Conditions necessary to ensure that the project is implemented in a manner consistent with the Zoning Ordinance and State law.

|          |     |                                      |
|----------|-----|--------------------------------------|
| Ayes:    | 5 - | Beck, Brooks, Kreitzer, Riess, Woods |
| Noes:    | 0 - | None                                 |
| Abstain: | 0 - | None                                 |
| Absent:  | 2 - | Day, Miller                          |

**E. Director's Report:**

- **Business Process Re-engineering (E. Gibson)**

The primary purpose of reengineering DPLU's procedures is to reduce the time it takes to process applications maintaining the quality of Staff's review. Phase 1 of Staff's Business Process Re-engineering efforts is on schedule and work has begun on Phase 2. The Department implemented a major pre-application meeting process, as well as procedures and tools that became available for applicants on September 1, 2006, and will be available for use on large-scale projects in January 2007. A Memorandum of Understanding (MOU) was implemented on July 1, 2006. The MOU requires agreement between the applicants, their consultants and County Staff. Staff has also created guidelines for determining the significance of biological, transportation, archaeological and historic resources. These guidelines will be finalized by the end of September 2006. Still to be completed and then reviewed by the public are the biological survey requirements, and report formats for transportation/traffic and cultural resources. Copies of these will be provided to the Planning Commission.

The Board of Supervisors advised Staff to replace the CEQA consultants list with a new list containing the names of only those most qualified to prepare EIRs. Effective today, Staff has revised the CEQA consultants list and completed the consultant RFQ. A substantial number of consultants were not approved for inclusion on this list.

Following today's presentation, the Planning Commissioners express appreciation of Staff's endeavors. Commissioner Beck reminds Staff that consultants are paid by applicants to represent only their interests. He recommends that the guidelines require that developers avoid disturbing certain resources, rather than design their projects around the amount of open space mitigation that might be required. Commissioner Woods concurs.

Staff will return to the Planning in late February 2007 with a progress report on Phase 2 and, per Commissioner Beck's request, the Planning Commissioners will be provided with the information to be reviewed at least 30 days prior to commencement of the public comment period.

**P89-033W<sup>1</sup>, Agenda Item 1:**

**F. Report on actions of Planning Commission's Subcommittees:**

There were none.

**G. Designation of member to represent the Planning Commission at Board of Supervisors meeting(s):**

Commissioner Riess will represent the Planning Commission at the September 20, 2006 Board of Supervisors meeting. Commissioner Kreitzer indicates he may be available to represent the Planning Commission at the September 27, 2006 Board of Supervisors meeting.

**H. Discussion of correspondence received by the Planning Commission:**

The annual California Counties Planning Commissioners Association (CCPCA) Fall Conference will be held in Sonoma County on October 27-28, 2006. Commissioners Brooks, Kreitzer and Riess express interest in attending this Conference, if Commissioners Day and Miller are unable to attend.

Staff will contact County Counsel Bill Taylor to acquire information for the Planning Commissioners about the State of California-sponsored Public Service Ethics Education self-study course put on by the Institute for Local Government.

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**Department Report**

**I. Scheduled Meetings:**

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|--------------------|---|
| September 22, 2006 | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| October 6, 2006    | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| October 20, 2006   | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| November 3, 2006   | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| November 17, 2006  | Regular Meeting, 9:00 a.m., DPLU Hearing Room |
| December 1, 2006   | Regular Meeting, 9:00 a.m., DPLU Hearing Room |

**P89-033W<sup>1</sup>, Agenda Item 1:**

|                   |  |
|-------------------|--|
| December 15, 2006 | Regular Meeting, 9:00 a.m., DPLU Hearing Room              |
| December 29, 2006 | Planning Commission Workshop, 9:00 a.m., DPLU Hearing Room |
| January 12, 2007  | Regular Meeting, 9:00 a.m., DPLU Hearing Room              |
| January 26, 2007  | Regular Meeting, 9:00 a.m., DPLU Hearing Room              |
| February 9, 2007  | Regular Meeting, 9:00 a.m., DPLU Hearing Room              |
| February 23, 2007 | Regular Meeting, 9:00 a.m., DPLU Hearing Room              |

There being no further business to be considered at this time, the Chairman adjourned the meeting at 9:37 a.m. to 9:00 a.m. on September 22, 2006 in the DPLU Hearing Room, 5201 Ruffin Road, Suite B, San Diego, California.